



(028) 3026 6811

G/23/013

FOR SALE OR LET

46 MONAGHAN STREET  
NEWRY  
BT35 6AA



PROMINENT RETAIL UNIT BENEFITTING FROM FOOD USE  
(880 SQFT)

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INVESTOR IN PEOPLE

## LOCATION AND DESCRIPTION

The subject property is situated fronting Monaghan Street Newry with accommodation provided at ground floor level. The property benefits from having a city centre location in an established commercial area and public parking nearby.

The property has the benefit of planning permission for food use.

## ACCOMMODATION

NIA 81.7SQM (880SQFT)

Retail area W/C Storage facilities, Kitchen area

## LEASE DETAILS

Length of Lease negotiable.

## GUIDE PRICE

£175,000

## GUIDE RENT

£13,950 per annum

## EPC

D – 93 – <https://find-energy-certificate.service.gov.uk/energy-certificate/9200-7979-0371-2470-9010>

## NAV

We are advised that the commercial NAV of the property is £13,500.  
The commercial rate in the £ for 2023/2024 is 0.5152.

## V.A.T.

Prices, outgoings and rentals are exclusive of but maybe liable to VAT

## VIEWING

Gerard Kelly

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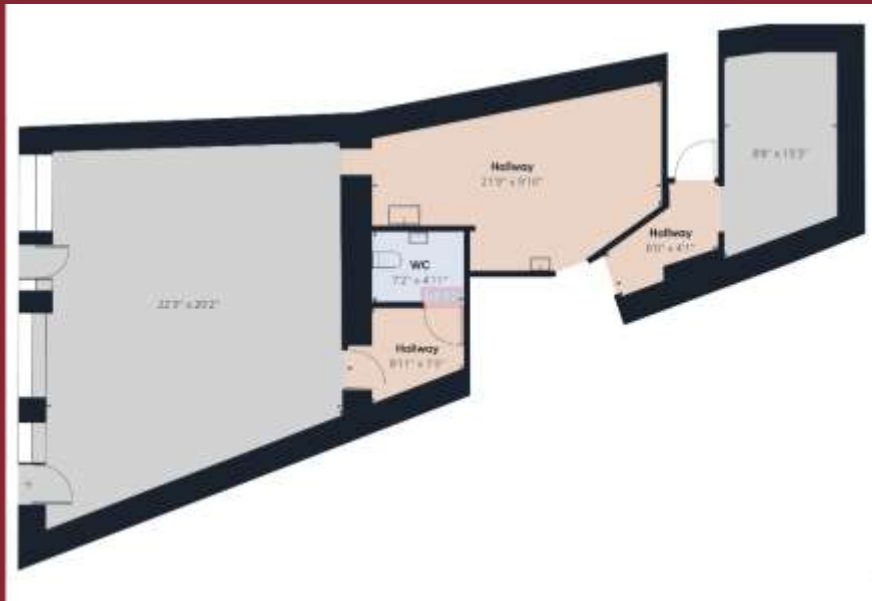
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**BEST PROPERTY SERVICES (N.I.) LTD**  
108 HILL STREET, NEWRY,  
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